

**NEWBERRY CONDOMINIUM  
UNIT OWNERS ASSOCIATION  
Board of Directors  
POLICY RESOLUCION-2018-06**

**Pet Policy**

Whereas Article III, section 2 (f) of the bylaws of the Newberry Condominium Unit Owner's Association ("Association") provides that the affairs of the Association are governed by the Board of Directors and that the Board has all the powers and duties necessary for the administration of the Condominium, including the adoption of rules and regulations;

Whereas Section 55-79.80:2 of the Virginia Condominium Act ("Act") gives the Association the power to assess charges against any Unit Owner for any violation of the rules or regulations for which the Unit Owner, his family members, tenants, guests, or other invitees are responsible; and

Whereas the Board has determined a need for more specific guidelines to better define permissible pets in the community and rules pertaining to responsible pet ownership and the safety of all residents in the community;

NOW THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the following pet policy as part of the Association's rules and regulations, which hereby rescind and supersede any other pet policies or procedures relating to this matter:

**Permissible Pets:**

Unit owners/residents may keep and maintain no more than two (2) pets that are dogs or cats without prior written approval of the Board.

In addition to dogs and cats, owners/residents may keep and maintain animal pets such as birds, fish, turtles, hamsters, gerbils, ferrets, guinea pigs, rabbits and mice, so long as they are kept in cages or aquariums and don't pose a health or sanitation hazard to surrounding units.

### **Registration:**

All dogs & cats must be vaccinated against rabies as required by state law **and registered with the Association office within thirty (30) days**. Proof of dog license and vaccination must be provided at time of registration.

### **Restrictions:**

Snakes and other reptiles, chickens, pigs or goats may not be kept within the Condominium, without prior written approval of the Board.

Commercial breeding of pets is prohibited.

Residents may not leave unattended food in common areas.

Pets may not be secured/tethered to common or limited common areas.

Pets may not be left unattended in common areas or balconies.

Unit owners shall be responsible for all damages caused by their pets.

Pets may not urinate or defecate on balconies or patios. Owners are responsible for immediate clean-up after any such event.

Persons who walk pets are responsible for the immediate and proper disposal of pet waste. Violations enforced by Loudoun County Animal control are subject to a class 4 misdemeanor that carries a \$250 fine.

Pets must be leashed with appropriate collar or harness to insure proper restraint anywhere in the common elements.

Dogs with a prior bite history or known aggressive behavior (prone to attack) must be muzzled in the common areas.

Owners & residents with **existing dogs and cats that exceed the maximum allowable**, may keep them under a “grandfathered” provision as long as they are registered at the office, comply with all aforementioned rules and are not replaced.

**NEWBERRY CONDOMINIUM UNIT OWNERS ASSOCIATION**

**RESOLUTION ACTION RECORD**

Resolution Type Regulatory No. 2018-06

Pertaining to: Pets

Duly adopted at a meeting of the Board of Directors of the Newberry Condominium Unit Owners Association held June 19th, 2018. This Resolution supersedes all previously enacted resolutions pertaining to pets.

Motion by: Margaret Prilliman-Brehm Seconded by: Linda Berend

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Jason Kitzmiller</u> , Member	X			
<u>Paul Jeffers</u> , Member	X			
<u>Linda Berend</u> , Member	X			
<u>Margret Prilliman-Brehm</u> , Member	X			
<u>Heriberto Briceno</u> , Member				X

ATTEST:

Margaret Brehm  
Secretary

6-21-2018  
Date

Resolution effective July 1<sup>st</sup>, 2018.